

City Council  
Atlanta, Georgia

**02- 0 -1354**

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-57  
7-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1094-1100 Mayson-Turner Road, N.W.** be changed from the **SPI-11, Subarea 6 (Ashby Station Special Public Interest, Washington Park Single-Family Residential )** District, to the **SPI-11, Subarea 7 (Ashby Station Special Public Interest, Multi-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **115** of the **14<sup>th</sup>** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

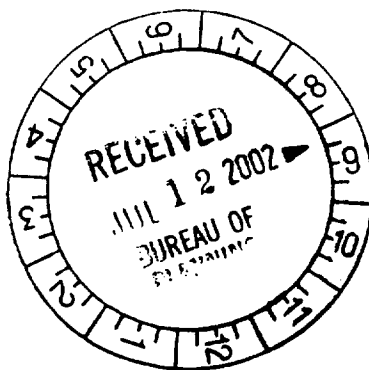
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

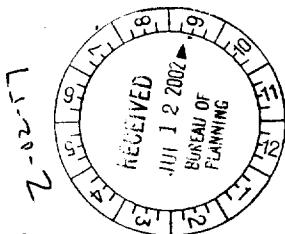
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 115, 14th District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin found (1/2 inch rebar) located on the southerly right-of-way line of Mobile Street, said iron pin being located 15.35 feet easterly along said right-of-way line from its intersection with the centerline of MARTA rail tracks; thence along said southerly right-of-way line of Mobile Street and then Mayson-Turner Road (variable right-of-way) south 86 degrees 26 minutes 34 seconds east a distance of 235.48 feet to an iron pin found (1/2 inch rebar); thence continuing along said southerly right-of-way line of Mayson-Turner Road south 70 degrees 06 minutes 31 seconds east a distance of 43.70 feet to an iron pin found (1/2 inch rebar); thence leaving said right-of-way line of Mayson-Turner Road and running south 00 degrees 04 minutes 02 seconds west a distance of 585.03 feet to an iron pin set; thence north 89 degrees 59 minutes 12 seconds west a distance of 181.77 feet to an iron pin found (1/2 inch rebar); thence north 08 degrees 40 minutes 00 seconds west a distance of 621.56 feet to the iron pin found on the southerly right-of-way line of Mobile Street at the Point of Beginning; said property containing 3.1696 acres according to Boundary & Topographic Survey for Mayson Turner Property, prepared by Grant Shepherd & Associates, Seaton G. Shepherd, Jr., R.L.S. No. 2136.



# LEGEND

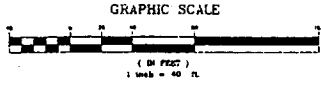
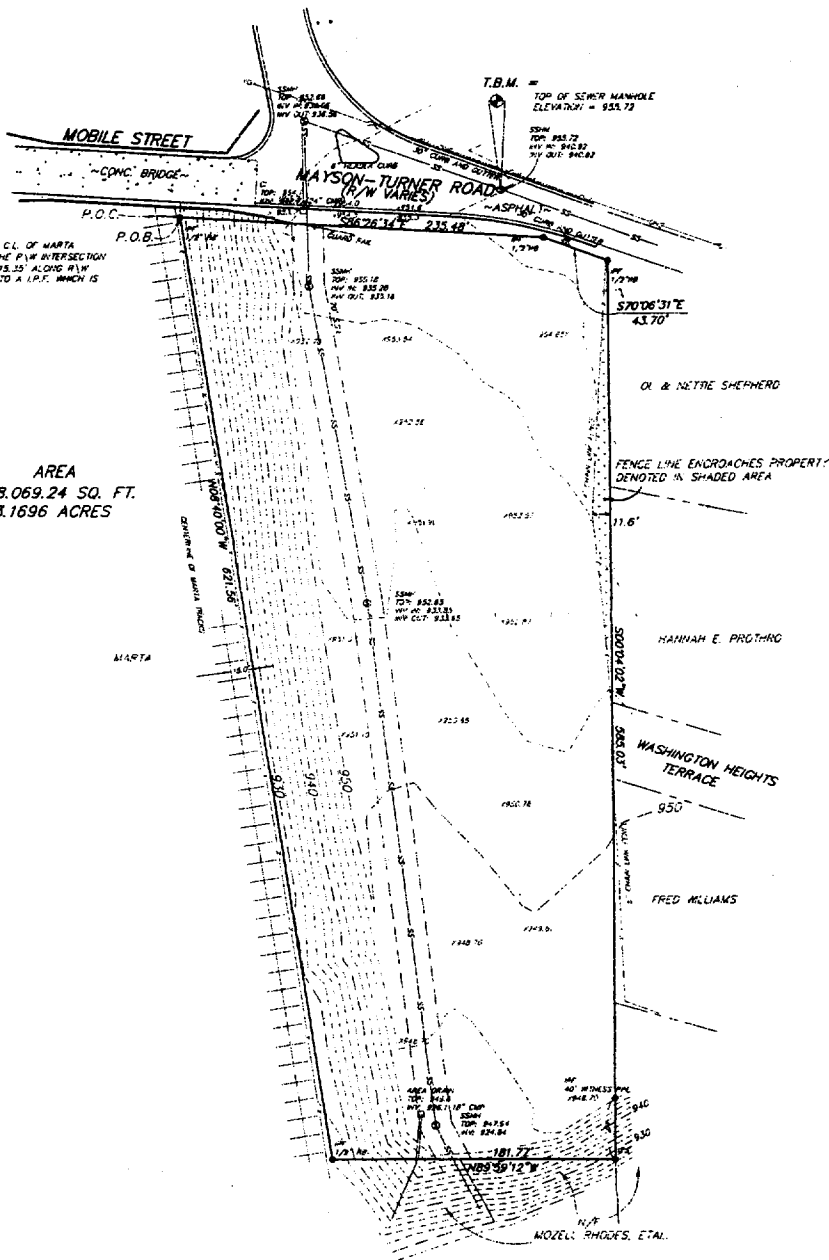
—	FENCE LINE	○	IRON PIN FOUND
—	RAILROAD	○	IRON PIN SET 1/2" IN
—	GAS LINE	○	COMPUTED POINT
—	WATER LINE	○	RIGHT OF WAY MONUMENT
—	UNDERGROUND POWER LINE	○	COMP TOP POLE
—	AIRIAL POWER LINE	○	OPEN TOP POLE
—	UNDERGROUND SOUTHERN BELL	○	NEWSPAPER BOX
—	AIRIAL SOUTHERN BELL	○	CONCRETE METAL PIPE
—	GEORGIA POWER MANHOLE	○	NEWSPAPER CONCRETE POST
—	POWER POLE	○	DUCTILE IRON PIPE
—	WATER VALVE	○	IRON PIPE SET
—	WATER METER	○	IRON PIN FOUND
—	WATER HYDRANT	○	CONCRETE MANHOLE
—	WATER VALVE	○	HEADWALL
—	WATER METER	○	CURB INLET
—	WATER HYDRANT	○	SINGLE WING CATCH BASIN
—	WATER VALVE	○	DOUBLE WING CATCH BASIN
—	WATER METER	○	STONE SEWER MANHOLE
—	WATER HYDRANT	○	SANITARY SEWER MANHOLE



- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF THE TOTAL OF 1:100,000 FEET AND AN ANGULAR ERROR OF 0.4 SECONDS PER ANGULAR POINT AND HAS BEEN ADJUSTED USING COMPASS.
- THIS PLAT OR MAP HAS BEEN CALCULATED FOR CL AND HAS A CLOSURE PRECISION OF 1:100,000.
- THE PROPERTY DEPICTED HEREON DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL.
- UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY APPROPRIATELY SHOWN SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

COMMENCE AT THE C.C. OF MARTA RAIL TRACKS AND THE P.W. INTERSECTION OF MOBILE STREET, 13.35' ALONG N.W. BY A S.E. DIRECTION TO A L.P.P. WHICH IS THE P.O.B.

AREA  
138,069.24 SQ. FT.  
3.1696 ACRES



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IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE SURVEYING STANDARDS AND REGULATIONS FOR LAND SURVEYING IN THE STATE OF GEORGIA.

NO.	DESCRIPTION
1	1/4 AC. 0.000000
2	1/4 AC. 0.000000
3	1/4 AC. 0.000000
4	1/4 AC. 0.000000
5	1/4 AC. 0.000000
6	1/4 AC. 0.000000
7	1/4 AC. 0.000000
8	1/4 AC. 0.000000
9	1/4 AC. 0.000000
10	1/4 AC. 0.000000

LOCATED IN  
LL-115, 14th DISTRICT  
FULTON COUNTY, GEORGIA  
SCALE: 1" = 40'  
DATE: SEPT. 15, 2001  
JOB # 0107120

BOUNDARY & TOPOGRAPHIC  
SURVEY FOR:  
**MAYSON TURNER PROPERTY**

GRANT SHEPHERD &  
SURVEYING • P.I.  
3745 VENTURE DR., SU  
GLENDALE PLACE BUILDING  
DALLAS, TX 75243  
214-438-0888